

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Joann Hall

Debtor

CHAPTER 13

Wells Fargo Bank, National Association, as Trustee for  
Structured Asset Mortgage Investments II Inc.,  
GreenPoint Mortgage Funding Trust 2006-AR3,  
Mortgage Pass-Through Certificates, Series 2006-AR3  
Movant

NO. 19-15253 AMC

vs.

Joann Hall

Debtor

11 U.S.C. Sections 362 and 1301

Glenn Hall

Co-Debtor

William C. Miller Esq.

Trustee

**ORDER**

AND NOW, this 14th day of January, 2020 at Philadelphia, upon failure of Debtor, the Co-Debtor, and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay and Co-Debtor Stay is granted, and both the automatic stay of all proceedings, as provided under Section 362 Title 11 of the United States Code, as amended (the Bankruptcy Code), and the Co-Debtor stay under Section 1301 of the Bankruptcy Code, are modified with respect to the subject premises located at 5 Little John Circle, Avondale, PA 19311 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge.

Joann Hall  
5 Little John Circle  
Exton, PA 19341

Glenn Hall  
5 Little John Circle  
Exton, PA 19341

GARY E. THOMPSON ESQUIRE  
150 E. Swedesford Road  
1st Floor  
Wayne, PA 19087

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

KML Law Group, P.C.  
Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532